

MEMORANDUM

October 21, 1976

TO: BOSTON REDEVELOPMENT AUTHORITY
FROM: Robert T. Kenney, Director
SUBJECT: BOARD OF APPEAL REFERRALS

Hearing: 10/26/76 Petition No. Z-3680
James F. O'Hare, Jr.
120 Mountfort Street, Boston
at St. Mary's Street

Gas service station - apartment (H-2) district.

Purpose: to change occupancy from gas service station to
gas service station and outdoor sale of used cars.

Violations:

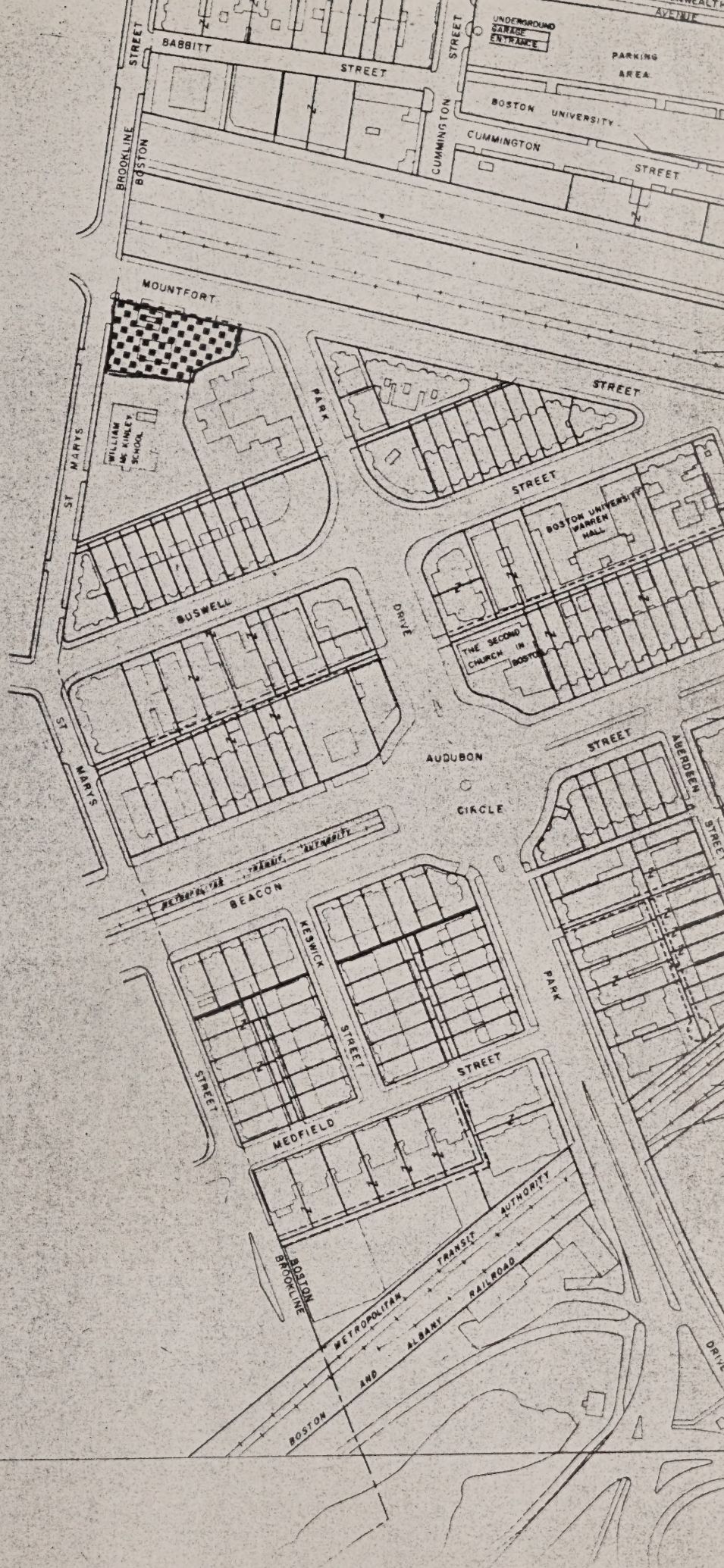
	<u>Required</u>	<u>Proposed</u>
Section 9-2. A change in a nonconforming use requires Board of Appeal approval.		
Section 18-1. Front yard is insufficient.	20 ft.	0

Additional nonconformity would have an adverse effect on traffic flow along Mountfort Street, which is already congested. The use is undesirable and an encroachment on this residential area. Recommend denial.

VOTED: In reference to Petition No. Z-3680, brought by James F. O'Hare, Jr., 120 Mountfort Street, Boston, for a change in a nonconforming use and a variance for a change of occupancy from gas service station to gas service station and outdoor sale of used cars in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Additional nonconformity would have an adverse effect on traffic flow along Mountfort Street, which is already congested. The use is undesirable and an encroachment on this residential area.

LINE

Z-3680
120 MOUNTFORT ST.
(B. P.)



Board of Appeal Referrals 10/21/76

Hearing: 10/26/76

Petition No. Z-3682
Benda Products, Inc.
739-745 Washington Street, Dorchester
near Dunbar Avenue

One-story masonry structure - local business (L-1) district.

Purpose: to install above-ground 5,000-gallon steel tank for storage of perchlorethylene (nonflammable).

Violation:

	<u>Required</u>	<u>Proposed</u>
Section 20-1. Rear yard is insufficient.	20 ft.	0

Legal occupancy of the structure since 1967 is storage, distribution, mixing of chemicals, and storage of flammables. Proposal would enable appellant to become full line distributor to dry cleaning industry. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3682, brought by Benda Products, Inc., 739-741-745 Washington Street, Dorchester, for a variance to install an above-ground 5,000-gallon steel tank for storage of perchlorethylene in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with following provisos: that use comply with all safety regulations; that fumes or odors be effectively confined to the site; that owner consult with neighborhood association and Authority staff concerning improvement of site and structure (painting, landscaping, exterior lighting); that permit extend only to use by appellant.



Z-3682
739-741-745 WASHINGTON ST.
(DOR.)

THOMAS J. ROBERTS
PLAYGROUND

ASHMONT ST.

WELLEN ST.
WALDORF ST.

ROSLIN ST.

MONTAGUE ST.
GRACE ST.

WALTON ST.
HARLEY ST.

WASHINGTON ST.
TORREY ST.
MOODY ST.
WENTWORTH ST.
CLARIDGE TER.
CHIPMAN ST.
OAKWOOD ST.

PLAYGROUND
PARKING
WALL

DORCHESTER HIGH SCHOOL
PARKING

EMILY A. FIFIELD
EL. SCHOOL

HENRY L. PIERCE
TRADE ANNEX HIGH

Board of Appeal Referrals 10/21/76 (Tabled 10/7/76)

Hearing: 9/28/76

Petition No. Z-3683
Keystone Centrose Associates
Roger Dasmon
55-59 High Street, Boston
near Congress Street

4,065 square feet of land - general business (B-10) district.

Purpose: to erect one-story structure for occupancy as motor vehicle rental agency; to use premises for storage, servicing, and/or washing of rental motor vehicles; to install underground storage tank for 10,000 gallons of gasoline.

Violation:

Section 8-7. A rental agency storing, servicing and/or washing rental motor vehicles and trailers is conditional in a B-10 district.

Facility would be compatible with existing uses in this general commercial area. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3683, brought by Keystone Centrose Associates, 55-59 High Street, Boston, for a conditional use to erect a one-story structure for occupancy as a motor vehicle rental agency, use premises for storage, servicing, and/or washing of rental motor vehicles, and install a 10,000-gallon underground gasoline storage tank in a general business (B-10) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.

Z-3683
55-59 HIGH ST.
(B.P.)



Board of Appeal Referrals 10/21/76

Hearing: 11/2/76

Petition No. Z-3686
PIC Realty Trust
Martin Koplow, Trustee
50 Symphony Road, Boston
near Hemenway Street

6,000 square feet of vacant land - Fenway Urban Renewal Area -
apartment (H-3) district.

Purpose: to use premises for ancillary parking lot.

Violation:

Section 8-7. An ancillary parking lot is conditional in an H-3 district.

The Authority owns abutting vacant structure at 56-60 Symphony Road. Preliminary plans propose its demolition and the subsequent development of the combined parcel (11,970 sq. ft.) for parking incorporating a traffic-free buffer zone to reduce automotive noise and visual effects. FenPAC supports this preliminary proposal and opposes current petition.
Recommend denial.

VOTED: In reference to Petition No. Z-3686, brought by PIC Realty Trust, 50 Symphony Road, in the Fenway Urban Renewal Area, for a conditional use to use premises for ancillary parking lot in an apartment (H-3) district, the Boston Redevelopment Authority recommends denial. The Authority owns abutting vacant structure at 56-60 Symphony Road. Preliminary plans indicate its demolition and the subsequent development of the combined parcel (11,970 square feet) for parking incorporating a traffic-free buffer zone to reduce automotive noise and visual effects. FenPAC supports this preliminary proposal and opposes current petition. Symphony Road is presently undergoing intensive rehabilitation: cleaning and lining of water mains, and street reconstruction including new lighting, trees, and mini-parks.

Board of Appeal Referrals 10/21/76

Hearing: 10/26/76

Petition No. Z-3697
Geri-Care Nursing Centre
(Allston Nursing Home)
533 Cambridge Street
near Gordon Street

Two-story masonry structure - residential (R-.8) district.

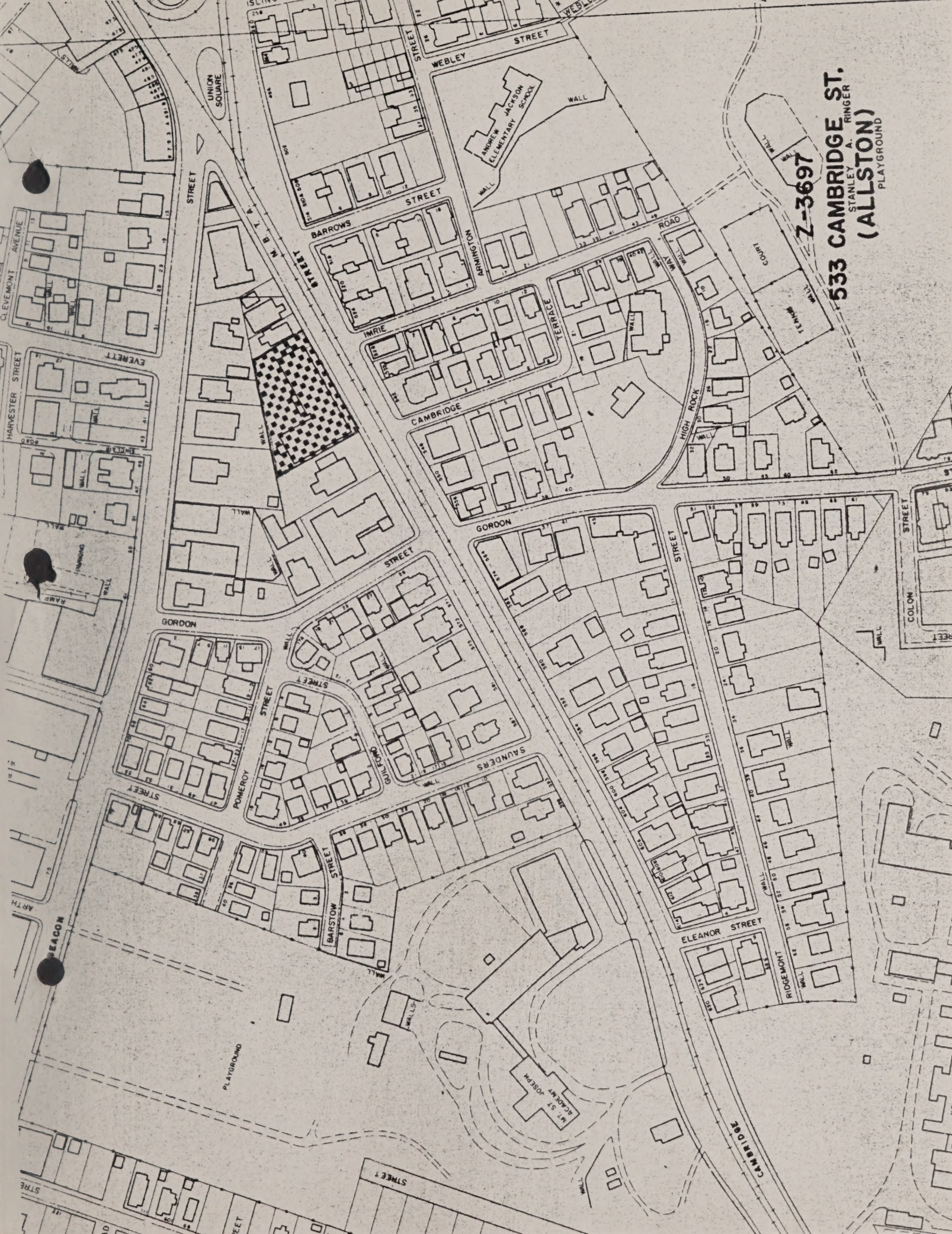
Purpose: to enclose fire escape of nursing home.

Violation:

Section 9-2. A change in a nonconforming use requires Board of Appeal hearing.

Violation is technical. Enclosure would comply with citation issued by the Commonwealth of Massachusetts Department of Public Health and Department of Public Safety, Life Safety Code inspection unit.
Recommend approval.

VOTED: In reference to Petition No. Z-3697, brought by Geri-Care Nursing Centre, 533 Cambridge Street, Allston, for a change in a nonconforming use to enclose fire escape of a nursing home in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Violation is technical; no impact on the community.



Z-3697

533 CAMBRIDGE ST.
STANLEY A. RINGER
(ALLSTON)
PLAYGROUND

Board of Appeal Referrals 10/21/76

Hearing: 11/2/76

Petition No. Z-3712
Allen M. Commeau
45 West Newton Street, Boston
near Shawmut Avenue

4½-story structure - South End Urban Renewal Area - apartment (H-2) district.

Purpose: to change occupancy from lodging house to four apartments.

Violation:

	<u>Required</u>	<u>Proposed</u>
Section 17-1. Open space is insufficient.	150 sf	79 sf

Structure is proximate to Blackstone Park. Owner-occupant proposes to erect roof deck and garden to alleviate open space deficiency. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3712, brought by Allen M. Commeau, 45 West Newton Street, in the South End Urban Renewal Area, for a variance for a change of occupancy from lodging house to four apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



45 WEST NEWTON ST.

(B. P.)





Z-3686
50 SYMPHONY RD.
(B.P.)

Board of Appeal Referrals 10/21/76

Hearing: 11/2/76

Petition No. Z-3688
The Recuperative Center Association
1245 Centre Street, Roslindale
near VFW Parkway

Three-story masonry structure - single-family (S-.3) district.

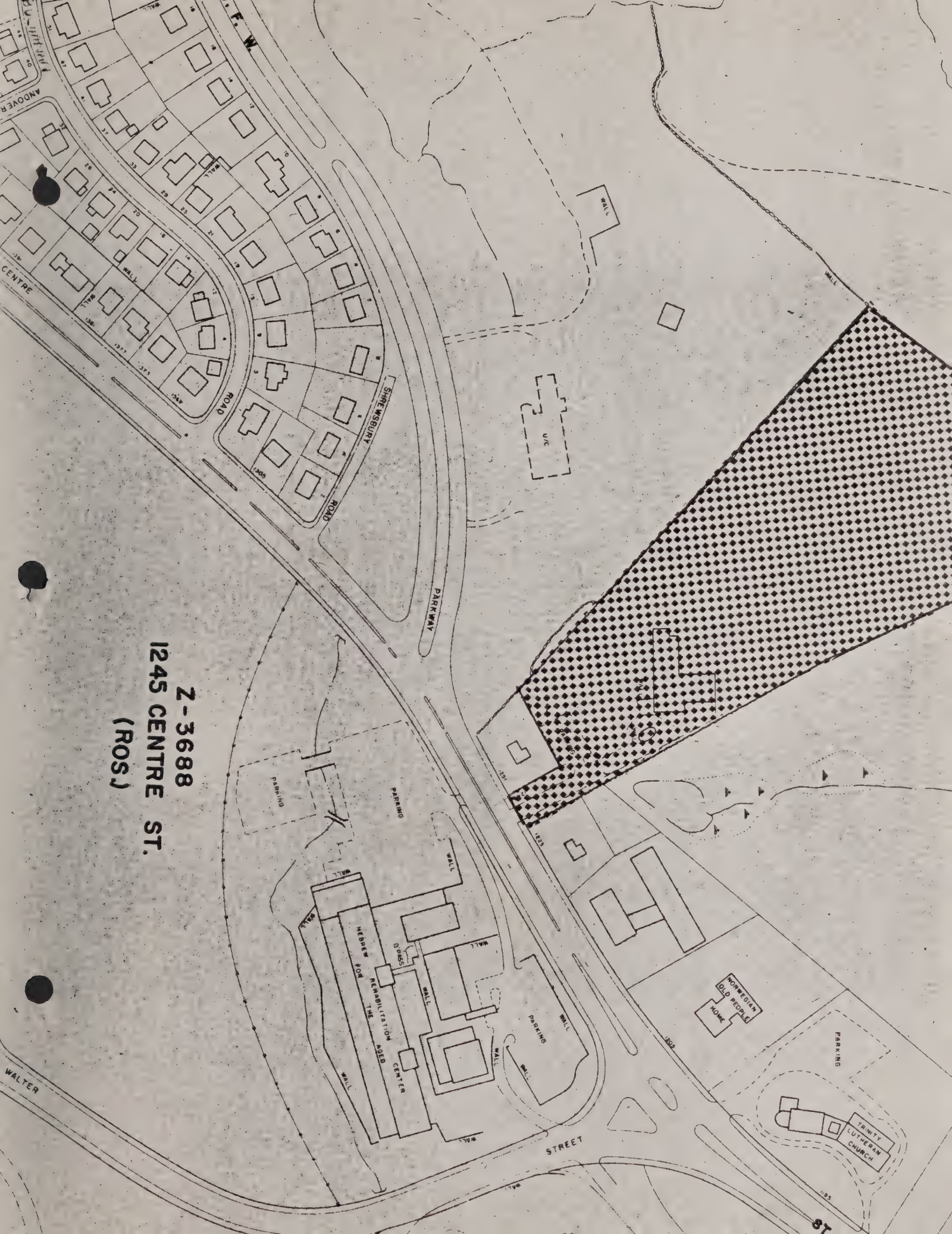
Purpose: to erect three-story addition to convalescent home.

Violation:

Section 8-7. A convalescent home is forbidden in an S-.3 district.

Proposed addition will increase capacity from 50 to 81 beds. Facility provides short-term extended care for hospital-discharged patients. Massachusetts Department of Public Health has approved need for extension.
Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3688, brought by The Recuperative Center Association, 1245 Centre Street, Roslindale, for a forbidden use to erect a three-story addition to a convalescent home in a single-family (S-.3) district, the Boston Redevelopment Authority recommends approval with the following provisos: that petitioner grant conservation restriction to the City of Boston as indicated in letter of October 7 from The Recuperative Center to the Jamaica Hills Association; that plans be submitted to the Authority for design review.



Z-3688
1245 CENTRE ST.
(ROS)

WALTER

ANDOVER

CENTRE

SHIREWAY ROAD

PARKWAY

STREET

HEBREW REHABILITATION CENTER

NORWEGIAN OLD PEOPLE HOME

PARKING

TRINITY LUTHERAN CHURCH

U/C

1221

1223

1202

125

Board of Appeal Referrals 10/21/76

Hearing: 11/2/76

Petition No. Z-3692
Dominic Santiano
1A Curtis Street, East Boston
at Saratoga Street

One-story masonry structure - local business (L-.5) district.

Purpose: to change occupancy from freight terminal and storage to repair shop garage (no body work).

Violation:

Section 9-2. A change in a nonconforming use requires Board of Appeal hearing.

Property is located in a densely settled residential area. Proposed repair facility would adversely affect the overall visual environment, tend to create noise, and generate unwanted traffic and parking.

Recommend denial.

VOTED: In reference to Petition No. Z-3692, brought by Dominic Santiano, 1A Curtis Street, East Boston, for a change in a nonconforming use for a change of occupancy from freight terminal and storage to repair shop garage in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Property is located in a densely settled residential area. Proposed repair facility would adversely affect the overall visual environment, tend to create noise, and generate unwanted traffic and parking.

This is a detailed street map of a neighborhood in Boston, Massachusetts. The map is oriented with North at the top. The central vertical street is Curtis St. To the left of Curtis St. are streets labeled Byron, Moore, Benjamin, Harmon, Swift, and Bennington. To the right of Curtis St. are streets labeled William, Curtis, Beck, Bremen, and Bennington. Key landmarks include St. Mark's Church and St. Mark's School on the left side, and a large cemetery on the right side. The map shows a grid of streets with building footprints and street names labeled. The map is titled "Z-3692 1A CURTIS ST. (E.B.)" in the bottom left corner.

Board of Appeal Referrals 10/21/76

Hearing: 10/26/76

Petition No. Z-3715
Richard A. Campana
684 Massachusetts Avenue, Boston
near Harrison Avenue

Four-story structure - South End Urban Renewal Area - apartment (H-2) district.

Purpose: to change occupancy from one apartment and lodging house to seven apartments.

Violations:

	<u>Required</u>	<u>Proposed</u>
Section 8-7. Any dwelling converted for more families which does not meet the requirement for open space is forbidden in an H-2 district.		
Section 17-1. Open space is insufficient.	150 sf	52 sf

Proposal would replace 16-room lodging facility with modern apartment units. Recommend approval with proviso.

VOTED: In reference to Petition No. Z-3715, brought by Richard A. Campana, 684 Massachusetts Avenue, in the South End Urban Renewal Area, for a forbidden use and a variance for a change of occupancy from one apartment and lodging house to seven apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends approval provided plans are submitted to the Authority for design review.



Z-3715

84 MASSACHUSETTS AVE

(B.P.)

Board of Appeal Referrals 10/21/76

Hearing: 11/2/76

Petition No. Z-3716
Mario and Jennie Russo
95-97 Endicott Street, Boston
near Cooper Street

Purpose: to legalize existing occupancy: three apartments and private sports club.

Violation:

Section 8-7. A private sports club is conditional in an H-3 district.

Sports club, former barber shop, has existed for approximately a year without any apparent neighborhood complaint. There is no liquor license. Recommend approval.

VOTED: In reference to Petition No. Z-3716, brought by Mario and Jennie Russo, 95-97 Endicott Street, Boston, for a conditional use to legalize existing occupancy, three apartments and private sports club, in an apartment (H-3) district, the Boston Redevelopment Authority recommends approval. Sports club, former barber shop, has existed for approximately a year without any apparent neighborhood complaint. There is no liquor license.

Z-3716
95-97 ENDICOTT ST.
(B.P.)



Board of Appeal Referrals 10/21/76

Hearing: 11/16/76

Petition No. Z-3721
Capitol Bank & Trust Company and
Hawkins Street Trust
1 Bulfinch Place and
30 Hawkins Street, Boston

Five-story structure - Government Center Urban Renewal Area -
general business (B-8) district.

Purpose: to change occupancy from bank, retail stores, and offices
to bank, retail stores, offices, and restaurant (McDonald's).

Violation:

Section 8-7. Sale over the counter of on-premises-prepared food or
drink for off-premises consumption or for on-premises
consumption if, as so sold, such food or drink is
ready for take-out, is conditional in a B-8 district.

Facility would lease approximately 3500 square feet of first-floor space
and 800 square feet of basement space to provide accommodations for
approximately 90 patrons. Recommend approval with provisos.

VOTED: In reference to Petition No. Z-3721, brought by
Capitol Bank & Trust Company and Hawkins Street
Trust, 1 Bulfinch Place and 30 Hawkins Street,
in the Government Center Urban Renewal Area,
for a conditional use for a change of occupancy
from bank, retail stores, and offices to bank,
retail stores, offices, and restaurant in a
general business (B-8) district, the Boston
Redevelopment Authority recommends approval
with the following provisos: that no vehicular
traffic or parking and no food consumption be
allowed on Bulfinch Place; that plans, inclusive
of maintenance, litter control, trash recepta-
cles, be submitted to the Authority for design
review.

30 HAWKINS ST.
1 BULFINCH PL.
(B. P.)

END REDEVELOPMENT

CAMBRIDGE

